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Announcement: Upcoming Solicitation Independent Building Expert

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Long Beach Court Building

In late October 2010, the Administrative Office of the Courts (AOC) together with the Long Beach Judicial Partners will jointly solicit qualifications, then from a short list of qualified respondents solicit proposals, and on a best value basis appoint an Independent Building Expert for the Long Beach Court building, a performance based infrastructure project.

This solicitation will be managed by Long Beach Judicial Partners. A consortium will be selected to design, build, finance, operate, and maintain the new court building.

The Long Beach Court, a Performance Based Infrastructure building project includes construction of a new 545,000 gsf, five story plus basement trial court building, and renovation of an adjacent 399,000 gsf parking structure – the entire project will use fast-track, design-build methods.

Independent Building Expert (IBE) Services include: 3rd party plan review in coordination with and in addition to plan reviews by the authorities having jurisdiction over the project; structural peer review; construction inspector of record; materials testing & special testing/inspections; design & construction phase mediation; determination as to occupancy readiness of the renovated parking structure and of the new court building; as well as ancillary tasks related to these principal services.

Appointment & Schedule: The selection and appointment of the IBE will be made jointly by the Long Beach Judicial Partners and the AOC Office of Court Construction & Management; the IBE will start work in late 2010 continuing until occupancy of the new court building, scheduled for July 2013.

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